GOV DOC
BRA
68

BOSTON PUBLIC LIBRARY

Freedom '75
NEW COMMUNITY DATA
Summer 1967

Harbor Islands
B65R.
FNe

gov. 76-412

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

BOSTON PUBLIC LIBRARY

Recreation Requirements - 1990

CITY OF BOSTON

City Objectives

The City aims for recreation space, as it provides a better and healthier environment for the citizens completing daily life and keeping people's spirit fit. When recreation in a city offers a greater variety than elsewhere, it will attract population in competition with suburban areas. In general property values increase through recreation space nearby, which makes the tax base rise. The City provides the facilities according to principal needs of groups of inhabitants. To what extent the City commits herself to spend on recreational facilities depends on a valuation of recreation compared with other means (commerce, industry) to meet the City goals.

Land use in the nearby future.

In accordance with the objectives, "Open Space" will have grown to 5.869acres by 1975, this is 18.7% of the total city land. The increase will be 21.2% in ten years and together with other facilities all vacant land will be used.

Facility	% Change	1960	1975
Airport	0. % Change	1500	1500
Open Space	21.2 %	4.341	5.869
Institutional	44.5%	1.969	2.845
Industrial	9.1 %	3.902	4.256
Commercial	28.5 %	1.361	1.749
Residential	3.8 %	14.575	15.131
Total		31.350 acres	

Boston still has a reserve of 2.22 sq. miles or 1420.8 acres of water 2), mainly the harbor and rivers which can partially or totally be included in recreational space.

Recreation Land

The General Plan gives a high estimate for open space, possibly including private land and land without value for recreational purposes.

	1960	% of city area %	1975	%
OPEN SPACE 1)	4841.	15.4	5869.	18.7
percentage change 1960 = 100%	0		+22.3	
open space and water 2)	6262.	19.	7290.	22.3
percentage change 1960 = 100.	0		+16.4	

A third source 3) gives for public open space in 1967- 3460 acres, cemeteries included 3872 acres. This would be only 14% of the city land (27.635) 2).

Population - 1990

The projected population for 1975 is 606.300 people, the median for 1990 is 606.250. 4). For every thousand people, there will be 9.68 acres of open space, when we include the water this will be 12 acres, per 1000 population.

	1960	1975	1990
POPULATION	697.197	606.300	606.250
Land average/1000 pop.	6.94	9.68	9.68
land and water acreage/1000 pop.	10.45	12.0	12.0

The 1967 figure provides only 5.95 acres per 1000 pop., public open space with water area - 8 acres per 1000 pop.

The National Recreation Association subscribes a standard of 10 acres per 1000 pop. in urban areas. In "Requirements for a community of 30.000 people" (Allan Hodges) was agreed upon an urban standard of 8 acres per 1000 inhabitants. Other Major Cities apply the following standards:

	Year	Standard
New York		
Washington, D.C.		
San Francisco		
Philadelphia		
Chicago		
Boston		

Sources:

1) 1965/1975 General Plan for the City of Boston.
2) 1965 Population, Area and Population Density, Cities and Towns in Mass.; Mass. Dept. of Commerce and Development.
3) 1967 Inventory of Public open space.
4) 1968 Projected Population - 1990, M.A.P.C.

REQUIREMENTS FOR A COMMUNITY OF 30,000

(8,300 families)

Type	Standard	Acres Req.
Commercial Use		
2 local shopping centers serving 10,000 people (2,500 families) (convenience shopping, services-including a market in each)	1 acre/1000 fam.	3 acres each
1 community shopping center serving 30,000 people (8,300 families) (professional offices, commercial recreation, plus convenience shopping, services. Might be centered around a junior department store.)	1.25 acre/1000 fam.	10.3 acres
	Source: Northland Study-Columbus John Howard	
Schools		
(assuming .6 persons per D.U. are of elementary school age) seven elementary schools of 700 students each	5 acres min. 7 optimum	range 30-50 acres total
(assuming .15 persons per D.U. are of jr. high age) two Jr. high schools of 600 students each	6 acres min. 15 acres optimum	range 12-30 acres
Other Community Facilities		
Branch Library	1 branch library per 25,000 people (1 mile radius)	25,000 sq. ft. or .57 acres
Fire Station	3 min. radius or 1 ½ miles	
(Police Station ?)		
Open Space		
Open space requirements at Boston's current rate of 5.45 acres per thousand - (incl. city wide open space facilities)		163 acres
Open space requirements in line with N.R.A.'s standard of 10 acres per thousand pop. - (incl. city-wide, met. facilities)		300 acres
Open space requirements at urban compromise - standard of 8 acres per thousand pop.		240 acres
local and community facilities 3 acres/1000	90	
city wide and metro. facilities 5 acres/1000	150	

POPULATION 1960	AREA.	No.	SOURCE
1,754,000	A. CORE I.	1	G.B.E.S.C. – GREATER BOSTON ECONOMIC STUDY COMMITTEE, D25.G. FIG. 6. TABLE II
3,264,000	B. GREATER BOSTON.	2	FIG. 6, TABLE II.
1,031,300	A. CORE II.	3	METROPOLITAN AREA PLANNING COUNCIL. PROJECTED POPULATION 199
2,915,200	B. METROPOLITAN BOSTON,	4	FIG. 2., TABLE III.
2,799,900	C. M.A.P.C. AREA. 2,793,045	5	" "
3,[illegible]	A. EASTERN MASSACHUSETTS REGIONAL PLANNING AREA. 3,496,556.	6	REPORT: INTERIM FORECASTS OF AGGREGATE POPULATION, EMPLOYMENT, I. TABLE A-1
697,197.	A. CITY OF BOSTON.	7	CENSUS
791,327.	B. SUFFOLK.	8	"
[illegible],148,578	C. MASSACHUSETTS	9	" , PAGE 162.
10,509,367	D. NEW ENGLAND	10	" , PAGE 172.
2,595,481.	E. SMSA. STANDARD METROPOLITAN STATISTICAL AREA	11	, PAGE 432.
2,590,040	A. SMSA.	12	GREATER BOSTON STATISTIC GUIDE. TABLE 3, TABLE 2.
[illegible],311	B. SMSA.	13	" " " " TABLE 4, TABLE 2.
[illegible],000.	U.S.A.		CENSUS
* [illegible]	M.E.T.A. 2,614		

CONCEPT OF THE COMMUNITY

Should serve as competition to the suburbs - attract back those who have fled, retain those who have shown interest in the city. (young individuals, couples who now live in the city, for example)

WHY PEOPLE LEAVE CITY

-bad schools
-lack of open space, green
-lack of oppor. to own property, enjoy a sense of territory, feel that money is purchasing something
-lack of privacy
-presence of crowds, noise, etc.
-high taxes
-bad city services
  street cleaning
  garbage collection
-poor play facilities for children - lack of programs.
-reasons related to social views, attitudes towards crime, juvenile delinquency etc. - esp. as relate to bringing up children.
-inconvenience associated with car ownership - parking

WHY PEOPLE PREFER URBAN ENVIRONMENT

MIDDLE & UPPER INCOME GROUPS

-convenience to jobs, shipping, etc.
-cultural amenities
  museums
  theatre, etc.
-for young people, the presence of a young unmarried group.
-specialized services
  hospitals, welfare etc.

OLDER PEOPLE, LOW INCOME GROUPS

-low cost housing (though perhaps not desirable)
-low skill jobs (changing)
-freedom from maintenance chores assoc. with suburban living, home ownership.
-privacy which comes from crowds. Anonymity. Feeling of less social cohersion, etc.

What aspects of these preferred characteristics of urban/suburban living can be controlled in planning, developing the new community?

CONTROLLABLE	UNCONTROLLABLE	QUESTIONABLE
Home ownership (condom. coop)	taxes (but should go down)	city services
open space (partially privacy		
school facilities	schools	
play facilities	teaching	
open space (though not really same)		
acessibility		
cultural amenities		
conven. of having car (parking & proximity of parking)		

d

QUESTIONS

1. Why a community in Boston Harbor?
2. What do we mean by community?
3. If a residential community, of what should it consist?
4. If a residential community with a specialized focus - of what should it consist?
5. What sort of the following facilities are required by:

	residential community	specialized com.
a. recreation		
b. housing		
c. transportation		
d. commercial		
e. social services		
f. health & welfare		
g. education schools		
library		
h. cultural		

6. How can regional and local recreational needs be satisfied in the most appropriate manner (so as to be compatible)?
7. What sorts of unique opportunities exist for developing a community on the waterfront
   How can the community contribute to the usefulness of the water resource for Boston's residents?

CONCEPTS & CRITERIA FOR THE DEVELOPMENT OF A NEW COMMUNITY ON BOSTON HARBOR

-Must contribute to the total recreational value of the harbor & its islands for Boston's use.
-Must not destroy the natural amenity (There should be a policy for the containment of development. Limits should be set on the types of uses which are permitted on each island) & ecological balance of the islands designated for recreational use.
The site itself suggests certain opportunites, certain characteristics which might become part of the new community, also come problems which must be solved.
- -obviously should be water oriented.
  should maximize use of harbor for:
  swimming
  boating - (sailing & motor launch)
  fishing
  water skiing
  etc.
- -obviously should take advantage of scenic value of site
- -Might also use the benefits of water (water source, perhaps? other uses)
- -Should tie in to existing neighborhood on Squantum (also Savin Hill, if site not exclusively on Thompson Island)
- -Must solve climactic problems of wind, cold damp air etc. at the same time offering opportunities for outdoor life. (access should be protected; there should be private

outdoor space for each family, etc.)

-Should provide for children (families) in housing types, play facilities, educational facilities provided (multi-bedroom, nurseries, play areas)

-Should also provide for elderly persons - in small bedroomed apartments without stairs, moderate rentals, community social facilities.

-Should provide a wide range of shopping facilities: market, drug store etc. basics, specialty food shops, services (barber, hairdresser) "shoppes", restaurants, cafes commercial entertainment facilities: double movie theater, night clubs, coffee houses, bars or pubs in English sense.

Types of Residents Desired

Families - young & with older children
Retired couples
Young married couples
Single individuals - elderly
young adult
Single individuals living in groups?

Low, medium and high income
Home ownership as well as rentals

Facilities required

1. Recreation
   tot lots, playgrounds, playfield (basketball, softball, football?)
   community meeting place (outdoor tennis etc., indoor)
     small theatre
     meeting rooms
     games areas - quiet
     active
   skating area
   marina
     sailing craft
     motor launches
     canoes, rowboats
     electric model boats
   swimming facilities
   fishing area
   bicycle paths
   golf course
2. Health & Welfare
   small clinic
   "rescue squad"
   police station (small city hall to handle services?)
   fire station
   social service center
3. Educational
   day care centers for small children
   nurseries
   elementary school

junior high school?
branch library
lecture halls (part of community center?)
adult education center (may use other facility)
arts - literature, music, etc.
skills - carpentry
sciences
museum, exhibit areas

4. Social (see recreation center)
communication center
churches
club rooms (community recreation center)

5. Cultural -might be part of a municipally owned community center complex (see museums - educucation - above, also small community where could invite traveling groups, universities or their own thespians to stage plays, concerts, etc.
lecture halls - might double as theatre)

Parameters

There will be a problem where upper and lower income groups are called upon to use the same facilities. May almost have to duplicate certain facilities - private & public in order to satisfy both (e.g. a private yacht club as well as public facilities.)
Also, clubs & social organizations will have to be able to buy or lease their own facilities in a community center area so as to be able to have some identification. (might have cooperative building)

Within the community, might distinquish neighborhoods differing by type of dwelling and environment. These might have social differentiations also.

15-33 [illegible]

[illegible] approach zone for [illegible] Airport is defined [illegible] trapezoid area which [illegible] feet (see note) [illegible] the end of the runway [illegible] of the runway [illegible] feet). The height [illegible] one foot for every [illegible] horizontal feet for the [illegible] and one foot for [illegible] 40 feet for the next [illegible] feet. FAA regulations require that the [illegible] the inside end of the approach zone be [illegible] obstructions, in particular any buildings in [illegible] aggregate. These regulations [illegible] be complied with if the [illegible] wishes to receive grants through the Aid to Airport [illegible]

[illegible] 15-33 is presently [illegible] feet in a northwesterly direction [illegible] will not touch [illegible] at the end of [illegible] but at a "displaced threshold" about 100[illegible] from its northwesterly end. The [illegible] begin about 800 feet [illegible] the northwest [illegible] is roughly 790 [illegible] closer to Neptune [illegible] of the existing [illegible] zone. This means [illegible] the new clear zone [illegible] also be 790 feet [illegible] In fact it includes [illegible] of Neptune Road.

NOTE: Usually this fig[illegible] at Logan the trapezoid has been [illegible] to cover both 15-33 R and 15-33 L (see [illegible])

6/12/67

RESIDENTIAL ARE EQUIREMENTS - N. C.

Occupant	% Pop.	Population	Avg. Persons per Unit	Units	Row (25 DU/NA) % Units	Row (25 DU/NA) No. of Units	Row (25 DU/NA) N. A.	Garden (35 DU/NA) %	Garden (35 DU/NA) Units	Garden (35 DU/NA) N. A.	6 St. Elev. (70 DU/NA) %	6 St. Elev. (70 DU/NA) Units	6 St. Elev. (70 DU/NA) N. A.	High Rise (100 DU/NA) %	High Rise (100 DU/NA) Units	High Rise (100 DU/NA) N.A.
Single Indivs.	8%	2,400		1,736	2	35	1.4	23	399	11.4	22	390	5.5	53	912	9.1
Eff.	4%	1,200	1.0	1,200	× 350 □' = 960,000 □'											
1 B.R.	3%	900	2.0	450	× 580 = 261,000											
2 B.R.	1%	300	3.5	86	× 700 = 60,200											
Young Couples	8%	2,400		1,200	8	96	3.8	32	384	10.9	20	240	3.4	40	480	4.8
1 B.R.	6%	1,800	2.0	900	× 580 = 522,000 □'											
2 B.R.	2%	600	2.0	300	× 700 = 21,000											
Families w/children	56%	16,800		3,022	50	1,511	60.4	30	907	25.7	10	302	4.3	10	302	3.0
2 B.R.	26%	7,800	3.5	1,733	× 700 = 1,213,100 □'											
3 B.R.	20%	6,000	5.5	923	× 880 = 911,240											
4 B.R.	6%	1,800	7.5	240	× 1000 = 240,000 □'											
5 B.R.	4%	1,200	9.5	126	× 1300 163,800											
Old. Cples. (50-65)	22%	6,600		2,800	30	840	33.6	30	840	24.0	15	420	6.0	25	700	7.0
1 B.R.	7%	2,100	2.0	1,050	× 580 = 609,000											
2 B.R.	10%	3,000	2.0	1,000	× 700 = 700,000											
3 B.R.	5%	1,500	2.0	750	× 880 = 660,000											
Older Indivs.	6%	1,800		1,200	1	120	4.8	29	348	4.3	20	240	3.4	50	600	6.0
Eff.	2%	600	1.0	600	× 350 = 210,000											
1 B.R.	3%	900	1.5	450	× 580 = 261,000											
2 B.R.	1%	300	2.0	150	× 700 105,000											
				9,958 Units			104.0 Net Acres			76.3 Net Acres			22.6 Net Acres			29.9 Net Acres
				(Use 10,000 Units)			130.0 Gr. Acres			96.0 Gr. Acres			28.2 Gr. Acres			37.4 Gr. Acres

total sq.ft. ~~689,734,000~~ □'
6,897,340 □'
× 8

Total - 232.8 Net Acres
291.6 Gross Acres

6,897,340 □'
× 10
68,973,400 cubic ft

RESIDENTIAL AR REQUIREMENTS - N. C.

Occupant	% Pop.	Population	Avg. Persons per Unit	Units	Row (25 DU/NA) % Units	Row (25 DU/NA) No. of Units	Row (25 DU/NA) N. A.	Garden (35 DU/NA) %	Garden (35 DU/NA) Units	Garden (35 DU/NA) N. A.	6 St. Elev. (70 DU/NA) %	6 St. Elev. (70 DU/NA) Units	6 St. Elev. (70 DU/NA) N. A.	High Rise (100 DU/NA) %	High Rise (100 DU/NA) Units	High Rise (100 DU/NA) N.A.
Single Indivs.	8%	2,400		1,736	2	35	1.4	23	399	11.4	22	390	5.5	53	912	9.1
Eff.	4%	1,200	1.0	1,200												
1 B.R.	3%	900	2.0	450												
2 B.R.	1%	300	3.5	86												
Young Couples	8%	2,400		1,200	8	96	3.8	32	384	10.9	20	240	3.4	40	480	4.8
1 B.R.	6%	1,800	2.0	900												
2 B.R.	2%	600	2.0	300												
Families w/children	56%	16,800		3,022	50	1,511	60.4	30	907	25.7	10	302	4.3	10	302	3.0
2 B.R.	26%	7,800	3.5	1,733												
3 B.R.	20%	6,000	5.5	923												
4 B.R.	6%	1,800	7.5	240												
5 B.R.	4%	1,200	9.5	126												
Old. Cples. (50-65)	22%	6,600		2,800	30	840	33.6	30	840	24.0	15	420	6.0	25	700	7.0
1 B.R.	7%	2,100	2.0	1,050												
2 B.R.	10%	3,000	2.0	1,000												
3 B.R.	5%	1,500	2.0	750												
Older Indivs.	6%	1,800		1,200	1	120	4.8	29	348	4.3	20	240	3.4	50	600	6.0
Eff.	2%	600	1.0	600												
1 B.R.	3%	900	1.5	450												
2 B.R.	1%	300	2.0	150												
				9,958 Units			104.0 Net Acres			76.3 Net Acres			22.6 Net Acres			29.9 Net Acres
				(Use 10,000 Units)			130.0 Gr. Acres			96.0 Gr. Acres			28.2 Gr. Acres			37.4 Gr. Acres

Total - 232.8 Net Acres
291.6 Gross Acres